

## II. DEFINING VILLAGE BOUNDARIES

### INTRODUCTION

The Build-out Study completed by Applied Geographics in 2002 proposed four possible scenarios to accommodate remaining growth in the Town of Amherst. One scenario concentrated the majority of remaining growth in identified village centers versus dispersed development throughout the remaining un-built areas of Town. Although the Build-out Study identified the general region for these village centers, it did not delineate specific boundaries. The three village centers identified for the studio from the Build-out Study are North Amherst, Central Amherst, and South Amherst Village center. The North Amherst village center was identified as the intersections of Meadow, Pine, North Pleasant streets and Sunderland and Montague Roads to the north. Central Amherst was identified as the area from the intersection of North Main Street and Northeast Street south to the intersection of Route 9 and Southeast Street. South Amherst's center was the intersection of West Street (Route 116) and Pomeroy Street.

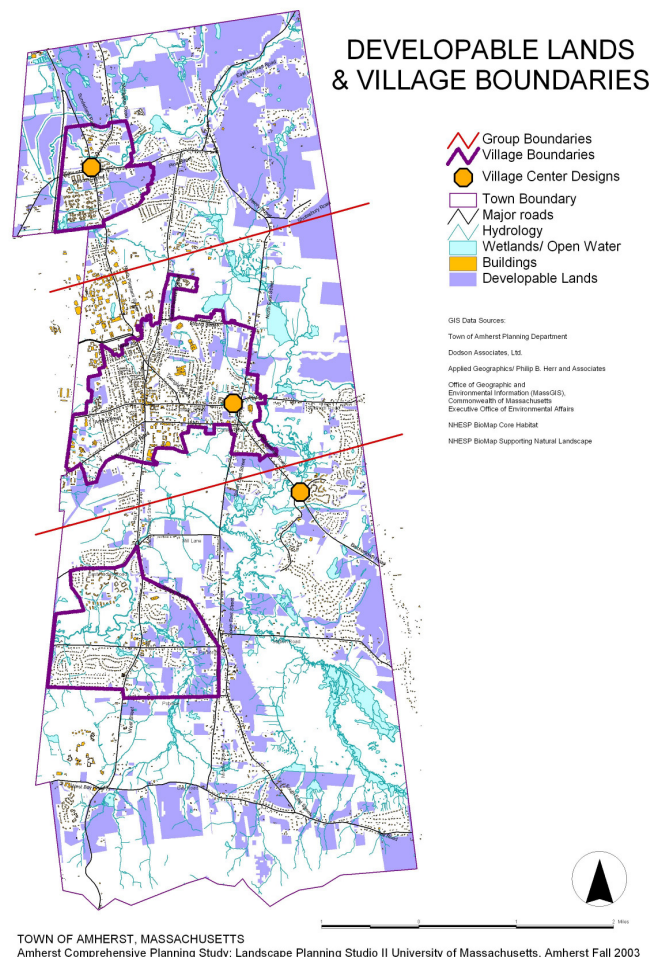


Figure 2.1 North, Central, and South Amherst Village boundaries for the study

Each group was tasked with determining a logical boundary, analyzing the potential for growth within the boundary, making recommendations to reach Build-out Study population goals, and identifying significant habitat and pedestrian corridors within their study area (Figure 2.1). Each

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village center has its own unique character and development pressures to contend with. Therefore, each center also has unique planning and design considerations as described in each overview.

### Goals and Objectives

The goal of the Village Center Boundaries is ultimately to provide a coherent, compact growth pattern which retains the rural character, quality of life and respects the natural features of the region while providing for housing opportunities. More specific objectives include:

- To evaluate and define potential growth within each Village and guide growth patterns.
- To identify, outside each Village, areas that are appropriate for dispersed development.
- To promote natural and pedestrian corridors within each Village.

### Study Areas

## NORTH AMHERST VILLAGE OVERVIEW

North Amherst Village has great potential to become a walkable and livable community. The village is already defined through existing surrounding features. The strong corridor of the Mill River connects natural resources and provides outdoor activities. Potential buildout within the village is 237 units under existing zoning and could approach 500 units with revised zoning allowing for little or no additional development in the relatively undeveloped areas of the northeast. If needed, additional dispersed development could occur in vegetated areas outside of state identified habitat. Development there could accommodate over 300 units.

### Existing Conditions and Site Assessment

The Boundary delineation for the North Amherst Village was a relatively easy process when compared to the other identified two village centers. Several key factors were used to assess and analyze the final boundary. These include identified destinations within the village center, existing residential, commercial, and retail patterns, and the desire to create a walkable village (Figure 2.2). Walkability, or walking distance and time, was considered particularly important in these considerations and kept to approximately 15 minutes in length.

**North** – The northern boundary is determined by changing residential density, parcels zoned for research park development, and walking distance.

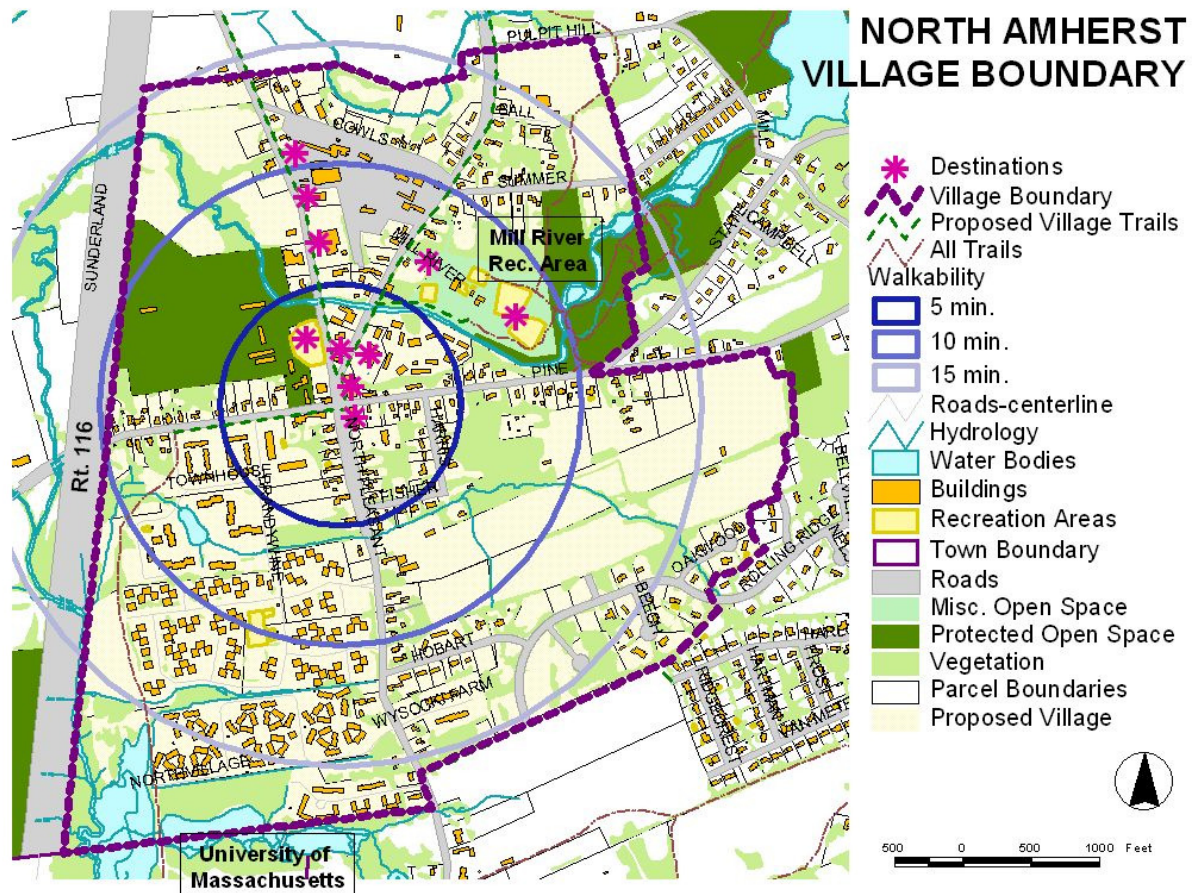
**South** – The southern boundary is the northern edge of the University of Massachusetts Campus.

**East** – The eastern boundary is the only boundary that has remaining flexibility in the Village. It is delineated by a change in residential development patterns and some undeveloped lots. The key determining factor was walking distance from the Village Center.

**West** – The western boundary is State Route 116, a four lane divided highway at this point which is a significant barrier to pedestrian accessibility and wildlife corridors. Land to the west of Rt. 116 is predominantly in permanent preservation in the form of APRs.

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Protected lands in the North Amherst Village are limited to one 30 acre parcel under APR, and a corridor following the Mill River comprised of APR, conservation/watershed protection, and recreational areas. No Biodiversity Core or Supporting Natural Landscape exists within the village boundary or was a significant influence to determining the village boundary (Figure 2.3).





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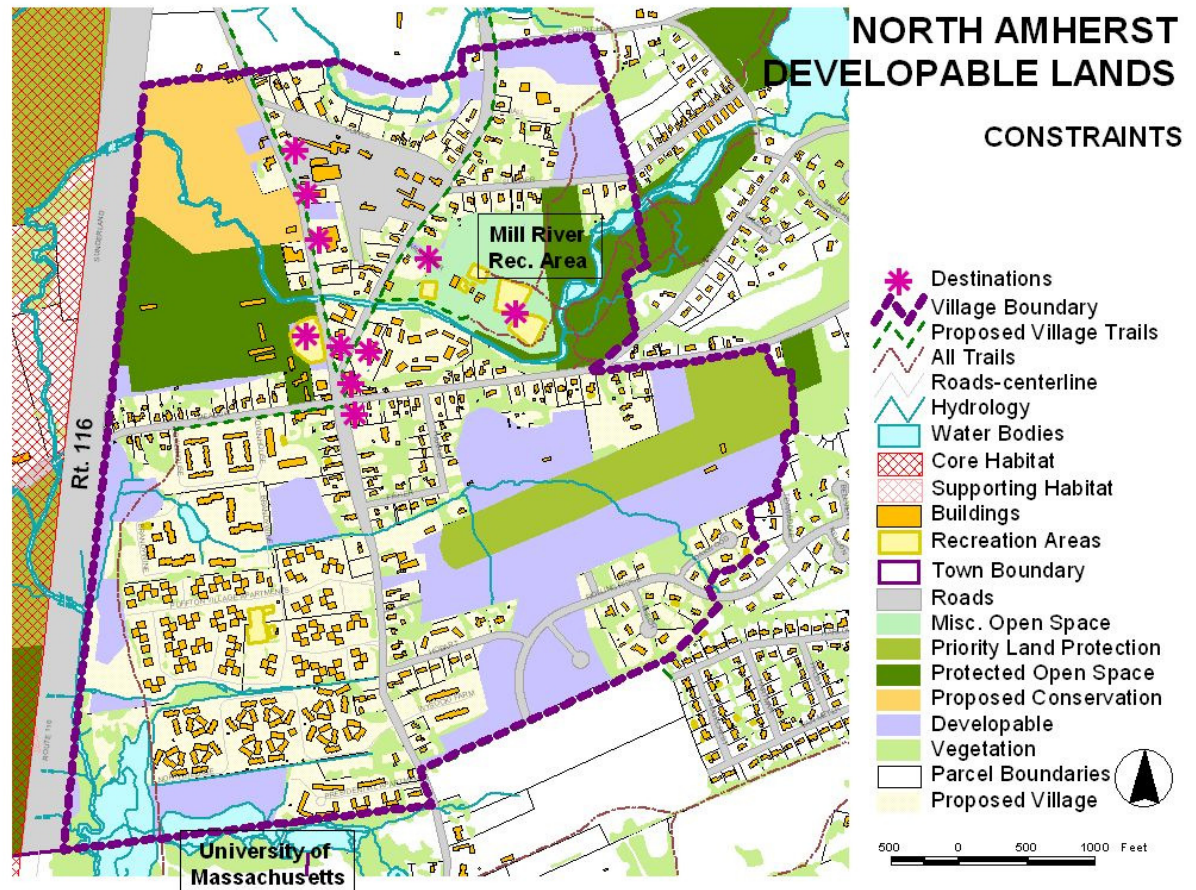


Figure 2.3: North Amherst Village Developable Lands with Constraints.

There are numerous existing and town proposed trails in northern Amherst including the Robert Frost Trail. Pedestrian trails link the North Amherst village residents to the Mill River Rec. Area and beyond. A proposed bike trail paralleling Route 116 from the UMass campus will connect to the village center via Meadow street and continue on marked on-road bike lanes north on Montague Road and to Route 116 along Sunderland Road. We are proposing several short connector pedestrian trails to help connect the surrounding neighborhoods to the village center.

The remaining lands are developed or were indicated as developable by Applied Geographics in 2003 for the town of Amherst. The Mill River corridor cannot easily accommodate new development due to existing development. However, it is very important to the surrounding residents for its pedestrian access to existing recreation fields and its significance as a wildlife corridor between the identified Biocore to the west and SNL habitat to the east. In summary, the significant open space exists in:

- Biodiversity Core/Supporting Natural Landscape habitat connections
- Recreation fields and pedestrian trails
- APR and conservation/watershed protection



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Additions: There is one proposed additional area to be added to existing open space in the northwest area of the village. The Mill River runs through several lots in this area. These lots are:

- 5A\_1 (15.7 acres/no structures)
- 5A\_138 (6.7 acres/one structure)
- 2C\_13 (3.5 acres/three structures)

The largest lot with no development is also the most ecologically sensitive and suggested for permanent protection. Some additional restrictions are recommended for the other two lots to further protect the Mill River.

One piece of information not included in the data supplied to us by the Town is the status of two major parcels in the village Map parcels 5C\_22 and 5D\_305). These are parcels that are proposed for conservation but not yet identified as permanently protected. These two parcels, if development is restricted, could significantly change build-out numbers in the village.

### Recommendations

Contrary perhaps to popular belief, undeveloped land does exist in the North Amherst village area. The number of possible additional houses, however, is dependent on the density at which the remaining land is developed at and the attitude and trends of infill development. The village scenario identified by Applied Geographics proposes an additional 500 units in the village. This number is not attainable given the current zoning, but can be approached with zoning changes as outlined below.

<b>Current Zoning:</b>	<b>237 units</b> (Excluding additional conservation and parcels under 10,000 sq. ft.)
<b>Revised Zoning:</b> 20,000 → 10,000 sq. ft. 80,000 → 15-20,000 sq. ft. (cluster?) Excluding 200' buffer & wetlands.	<b>443 units</b> (Excluding additional conservation and parcels under 10,000 sq. ft.)

Table 1: North Amherst Village Build-out

Calculations are based on current zoning and are only calculated for single family homes. The North Amherst proposed village area has approximately 35 developable parcels making it possible to do complete a parcel by parcel assessment of development potential. Build-out numbers do not take into account any new mixed use development in the village center, discussed later in this report, but do take into account infill that could occur on existing developed lots. Nor do calculations take into account changes which have occurred since we received GIS information from the town. In additional, it is more than likely that not all of the land identified as developable will actually be developed. These numbers do not take into account such constraints such as lot frontage or the reduced acreage caused by access roads.

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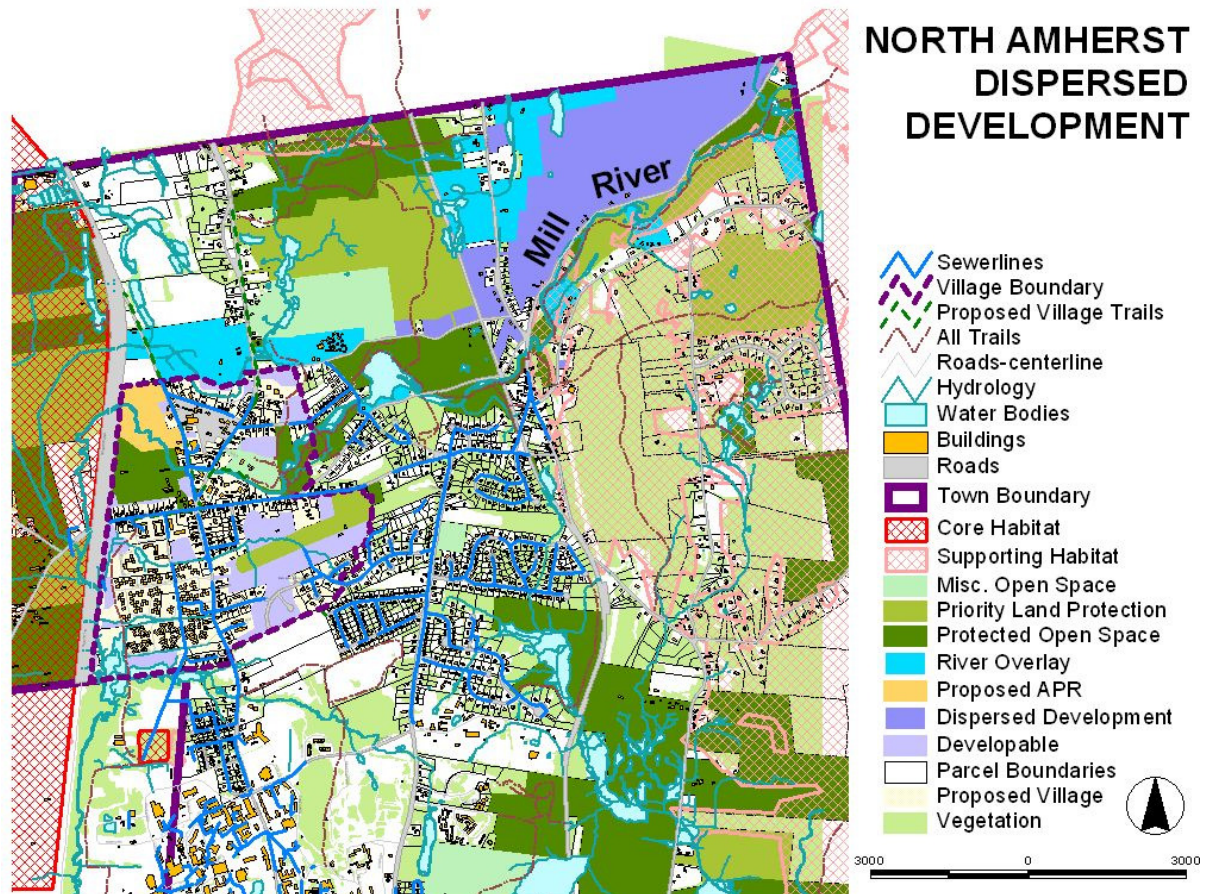


Figure 2.4: Recommendations for Dispersed Development and River Overlay protection.

Given the constraints to development listed above, it is not likely that the goal of 500 units will be reached within village boundaries. The next step in planning for North Amherst's growth was to identify areas that are appropriate for dispersed development outside of the village boundary (Figure 2.4).

Taking into account the existing protected space, Biocore, Supporting Natural Landscape (SNL), the Mill River Corridor, and current development patterns a large area of undeveloped parcels became apparent in the northeast corner of town. These parcels, shown in lavender, yield the following possible build-out numbers. This area is vegetated and has areas of steep slopes, but much of the area is conducive to development. Another concern for almost all areas of currently undeveloped land in North Amherst is public sewer and water availability. The extension of these utilities will greatly influence the density of development possible in this area. Due to these conditions, it may be advisable to increase lot sizes, but strongly encourage conservation subdivisions. In this way, the best land for development could be better utilized while protecting areas with poor soil or steep slopes.

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<b>Current Zoning:</b>	<b>349 units</b> (Excluding additional conservation and questionable parcels.)
<b>Revised Zoning:</b> 30,000 → 60,000 sq. ft. due to steep slopes & sewer Encourage cluster development where possible	<b>175 units</b> (Excluding additional conservation, questionable parcels, and parcels under 10,000 sq. ft.)

Table 2: Potential Dispersed Development in North Amherst

Another area proposed for development by Applied Geographics is the area of designated as Supporting Natural Landscape in the eastern region. This area is currently heavily wooded and has many steep slopes making building if not difficult, costly compared to many areas of farmland in Amherst. In addition, this patch of SNL acts as a receiving area for the Mill River corridor and a connection for bio-core areas in central and southern Amherst. For these reasons, this area is not being proposed as an area to receive dispersed development. An additional proposed overlay was also made evident during this process. A River Protection Overlay would help to piece together the fragmented protection of the Mill River in this area. This overlay would not prohibit all development but would add another layer of protection perhaps through additional setbacks and land use review.

### Implementation

The next major towards implementation of proposed zoning changes is to evaluate the people's perception of lot size. To better help communicate lot size a series of comparisons were created to graphically illustrate what these changes look like and can be viewed in Appendix 1. Please refer to the final implementation section of this report for additional strategies to achieve the village center goals.

Additional implementation strategies are addressed in Chapter 4.

### SUMMARY – NORTH AMHERST

In conclusion, the Village of North Amherst is already identified as a unique area within the town of Amherst. Although much of it is developed, guiding future development of open parcels *and* infill/redevelopment is essential to solidifying its identity and protecting the natural resources in North Amherst. Dispersed development will negatively impact the current level of wildlife habitat and the scenic beauty of the area. However, without a defined area for development it is more than likely that dispersed development is exactly what will occur.

The next steps for continuing this project breakdown into two categories: development strategies and conservation strategies. Development strategies include clarification of rezoning for denser development in the village, possible refinement of the build-out numbers, and additional guides for dispersed development perhaps including a guide to character sensitive building in the rural areas of North Amherst. The River Overlay needs to be researched to provide the Town with sample guidelines or text and conservation strategies need to be developed for the Mill River Corridor parcels that were identified for



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direct conservation. These strategies also need to be coordinated with the larger open space strategies.

### AMHERST VILLAGE CENTER OVERVIEW

The focus of this study was to determine a boundary line that defines the Town Center of Amherst, within which development and infill proposals would be concentrated. The purpose is to reinforce the village center feel of Amherst and take development pressure off of the scenic and habitat lands identified in the Open Space portion of this study.

#### Existing Conditions and Site Assessment

Defining the Town Center Boundary area relied upon a set of criteria that included walkability, density, historic districts, trail connections, and open space borders. More specifically,

- The boundary was often drawn along major roads that had residential housing on one side and farms and farmland on the other (protected and lands identified by the town for priority for protection).
- All land within a ½ mile of the intersection of Main Street and Rte. 116 in the center of Amherst
- This includes much of Amherst College except for the playing fields which are at a lower elevation than the main campus and are visually more part of the open space owned by the college to the south
- All land within ¾ mile of the center intersection except for:
  - Amherst College lands
  - Those lands to the south of the Norwottuck Rail Trail.
  - No University of Massachusetts lands.
  - All lands within the 1 mile zone of this intersection that contain historic districts (the entire district is included even if it falls outside the 1 mile boundary).
  - All developed or developable lands along Strong Street and to the south and east of the Strong St. / Southeast St. intersection.
  - Commercial areas within the 1 mile boundary of the center of town
  - Commercial and residential areas near the intersection of College St. and Southeast Street
- Generally, the Town center area contains fairly dense residential housing on small lots zoned as Residential General or Residential Neighborhood.

Although the entire Town Center Area is not easily covered within a fifteen minute walk. Its borders contain lands that are within the fifteen-minute walk from several key destinations and intersections in the center of town such as land to the northeast of the shopping areas at the intersection of Rte 9 and University Drive. The core of the Town Center Area is defined by fifteen minute walking radii around the intersection at Triangle,

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North Pleasant and South Pleasant Streets, and the one at Main and South Pleasant Streets. Extensions north to encompass the affordable housing complex on North East Street, which is easily accessible to downtown via bus routes and a sidewalk (Figure 2.5). Along with the Colonial Village area, which also lies along key bus routes, is a fifteen-minute walk from the commercial cluster at the intersection of South East and College Streets. The only two trails that are entirely found within the Town Center Boundary are the Skillings path, linking Chestnut Street to North Whitney/Red Gate, and a proposed trail that would link The Maplewood Circle with the end of Canton Road (Figure 2.6). However the Town Center Area is connected through the University of Massachusetts Bikeway and the Norwottuck Trail to regions beyond, and it comes very close to a proposed trail off Pelham Road

The village center scenario for Amherst from the Build-out Study by Applied Geographics (build-out = 500 new units in center area with village center focus), estimates that concentrating development within the village center boundary would keep 100 dwelling units off the outlying lands (Figure 2.7). However, very few large parcels of developable land are available within the village center. Also, upon closer inspection, many of the parcels that do overlap with the developable (purple) lands are

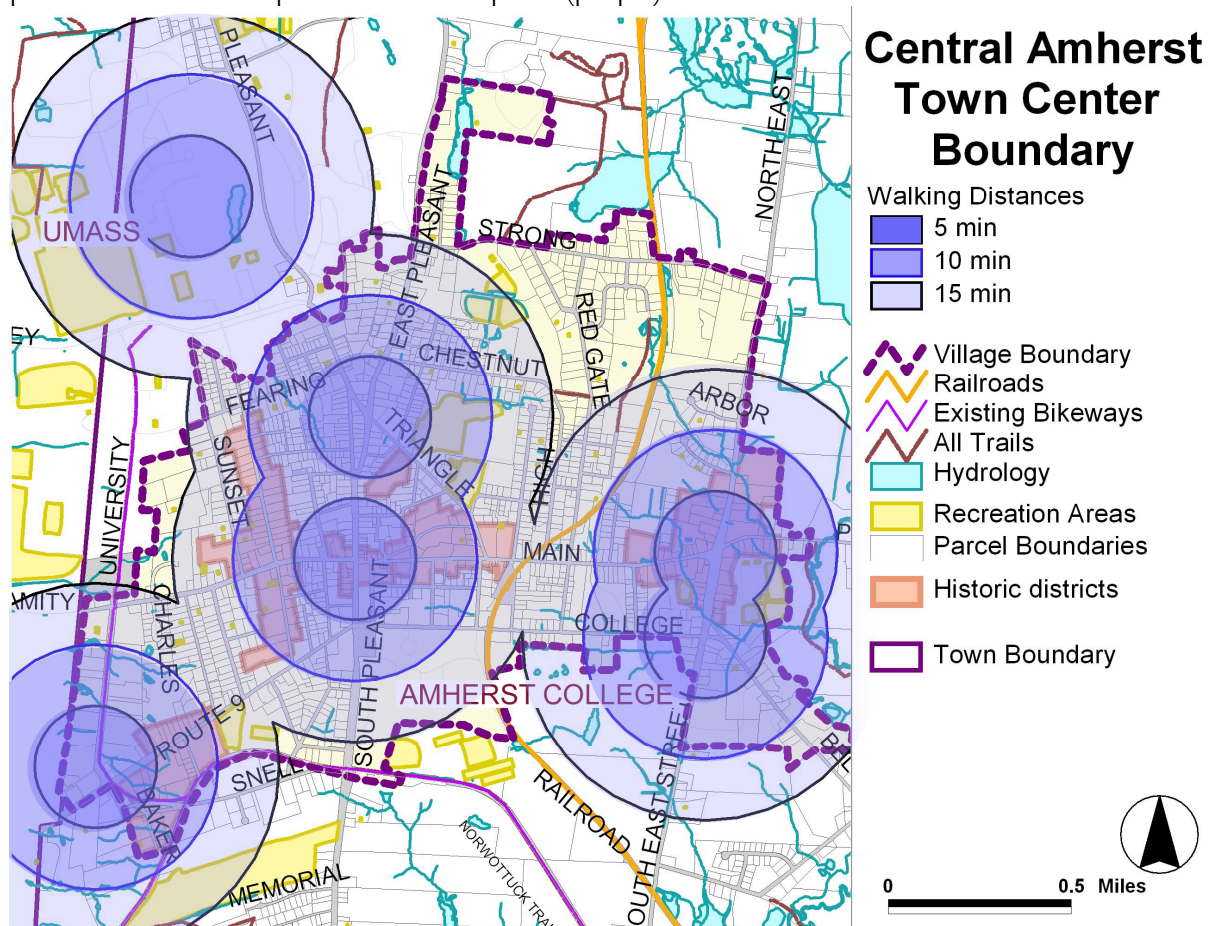


Figure 2.5 Town Center Boundary Map

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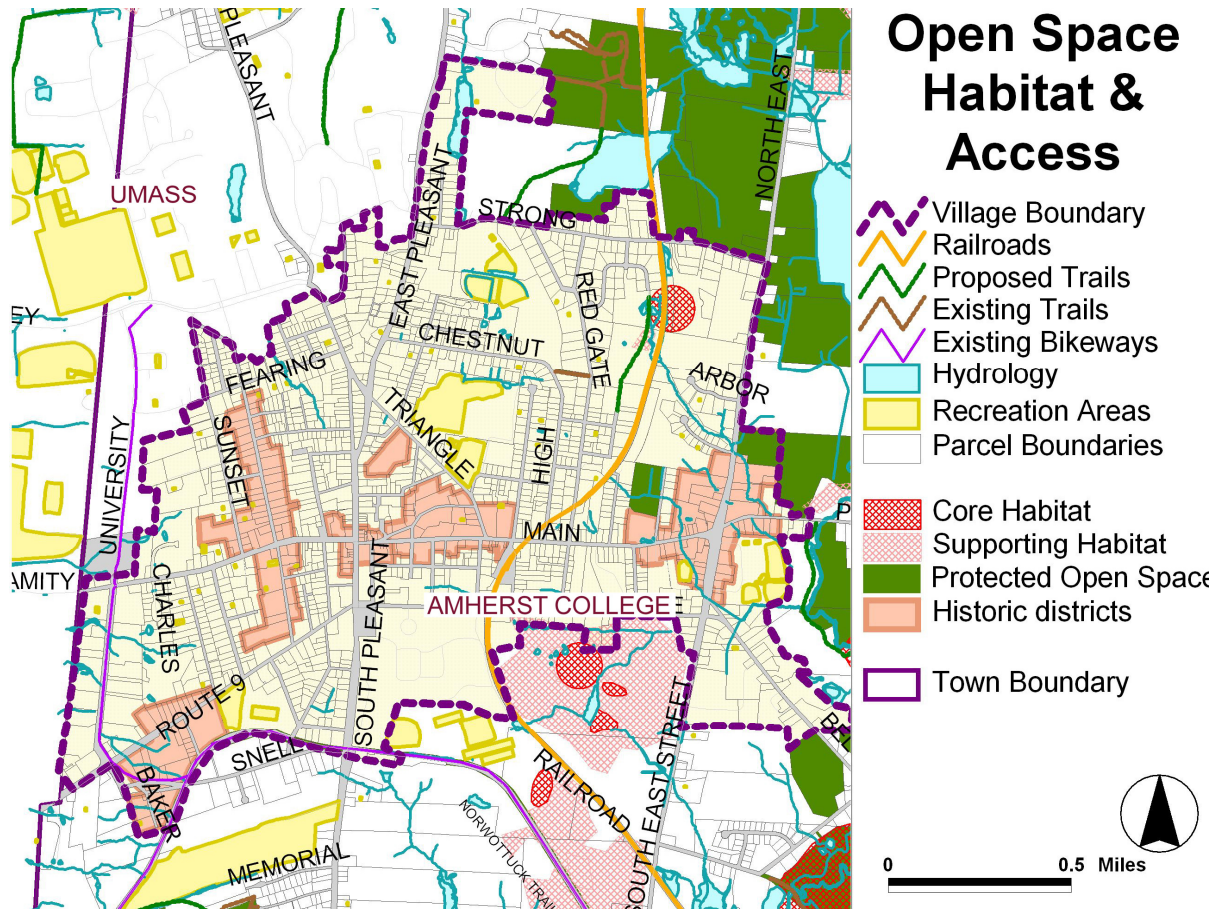


Figure 2.6 Open Space, Recreation and Access Map

actually un-developable due to wetness or inaccessibility. Therefore, most of the future development in the Town Center Boundary must be accommodated by infill development on already built parcels. Most of the residential land within the Town Center Boundary is zoned as RG: residential general, with some zoned as residential neighborhood: RN.

### How many units in the Town Center Area?

Due to the daunting task of assessing each parcel for development suitability a multiplier was applied to parcels divided by area according to best estimates of how many units they might be able to accommodate. Using this method, we calculated that 261 units could be accommodated in the RG district while 231 could fit into the RN district. This resulted in a total of 555 units that could fit within our town center area (See Appendix 2).

These numbers are close to the estimates of Applied Geographics Incorporated, but are still very rough due to lack of data, such as information regarding how many dwelling units are actually held within each building on a given lot, and how many separate buildings exist on each lot. Because of this, and our desire to provide the town with some useful work on how and where to accommodate infill within the town center boundary, we decided to focus on a small section of the town center and look at infill options in detail. Our examination of where to put infill development within the town center focused on one



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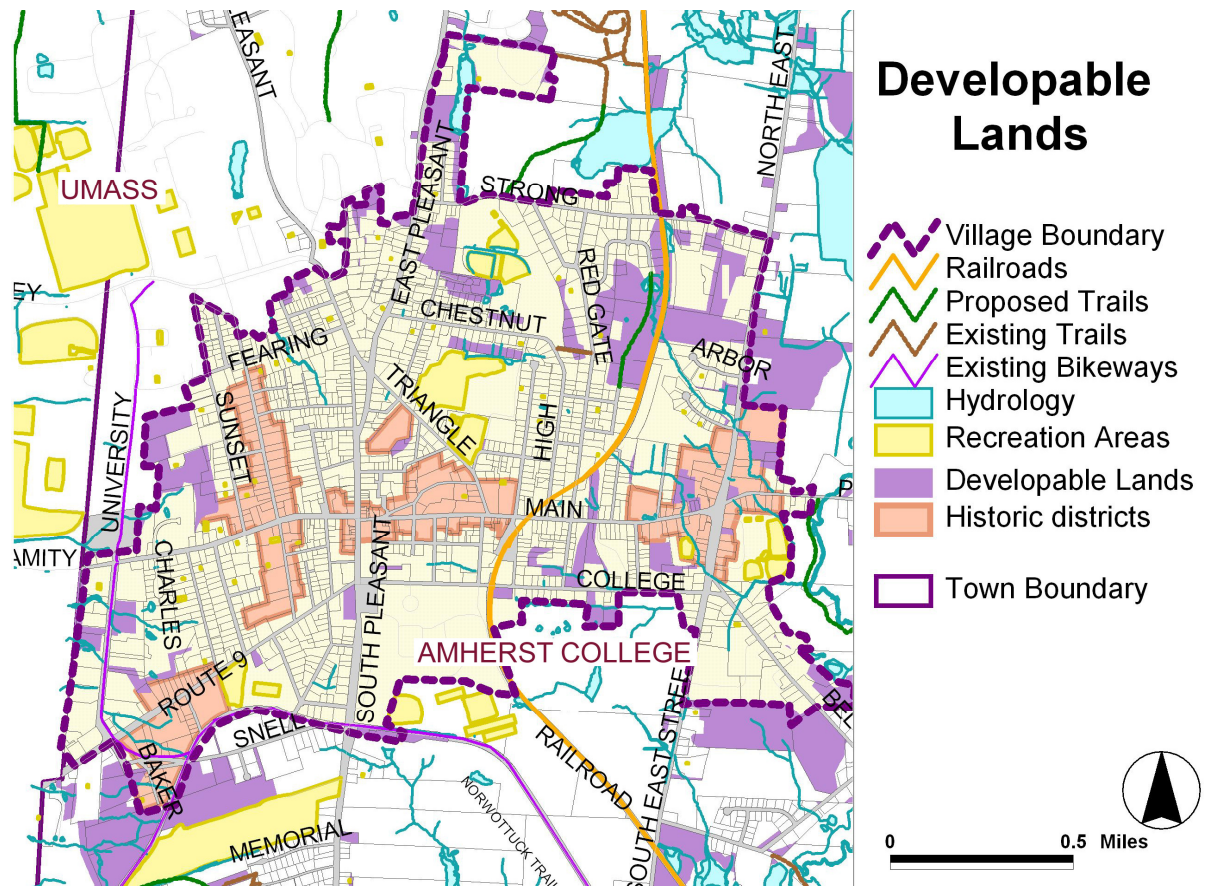


Figure 2.7 Developable Lands Map

“demonstration” neighborhood in the northeast section of the Town Center Boundary, west of the rail line and east of both the Amherst Regional High School and the Amherst Middle School. In this region the parcels are all zoned as RG and RN. A map showing the breakdown of parcels by zoning type and by lot size shows several lots that significantly exceed the amount of space required for one dwelling. This helps to identify possible lots for infill with no zoning changes and lots that could accommodate infill with modest zoning changes.

South of the transition from North Whitney Street to Red Gate, the neighborhood exhibits a linear, grid-like pattern, with houses set close to the road. The streets are enveloped beneath a mature tree canopy, and the many children and adults walking on the streets and sidewalks impart the impression of a functional, pleasant place to live, where people know their neighbors. Above, along Red Gate, the larger lot sizes and wooded environment provide more seclusion for individual dwellings. Many of these lots are deep and have ample frontage. The neighborhood is fairly flat, with steeper grades (up to 18%) to the west, on the parcels outlined as developable by AGI. The focus area also contains a small parcel of priority habitat in the northeast on the lands identified by AGI as developable.

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After examining zoning regulations (see Appendix 3) we suggest the following possible choices for infill development including:

- Flag lots
- Converted dwelling
- Empty or underdeveloped lots
- Changing zoning to allow for infill on large lots that fall short of current dimension requirements.

The focus area for infill map shows our choices for lots that could accommodate the infill choices indicated above (Figure 2.8).

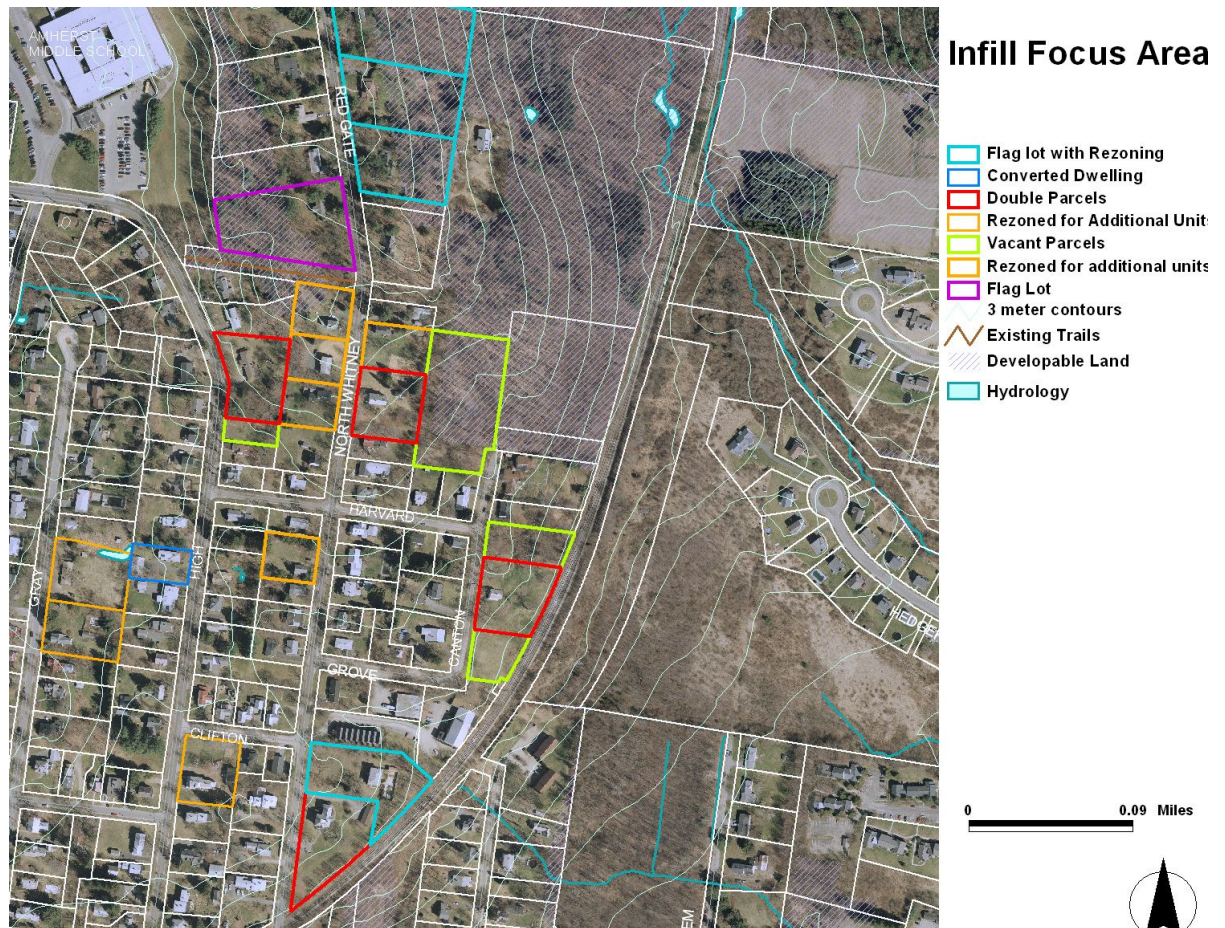
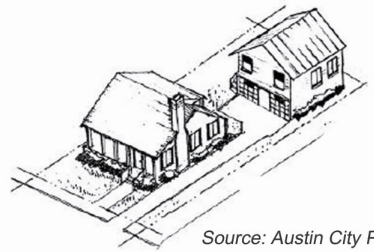


Figure 2.8 Focus Area for Infill; Southeast of Amherst Middle School

Of note were several flag lots on Red Gate, vacant lots along Canton Ave, double lots in the RG Zone and other lots that could take another dwelling with slight reductions in zoning requirements and modest adjustments of property boundaries (Figures 2.9 & 2.10).



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Source: Austin City Planning



### Converted Dwellings

Figure 2.9 Converted dwelling proposal



### Typical Flag Lots

Figure 2.10 Flag lot proposal



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Figure 2.10 Flag lot proposal

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Existing Neighborhood Pattern

Possible Infill Vision

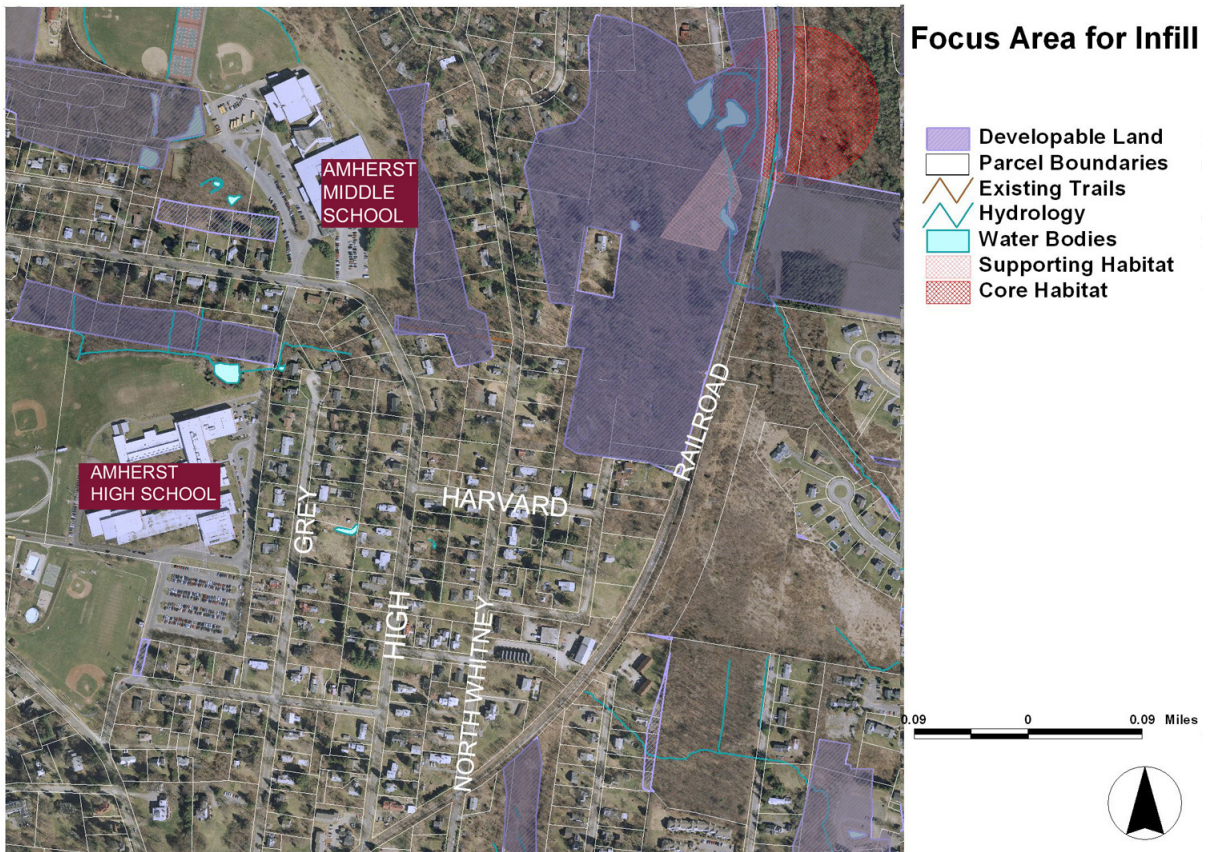


Figure 2.11 Existing Neighborhood Pattern and Possible Infill Vision

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### Recommendations

If the town wants to direct growth in the town center and keep it off greenfields and viewsheds, then the Town needs to either reconsider zoning in the RN zones and/or RG zones. Our recommendations include:

- Reducing area required for flag lots in the RN district within the town center boundary from the current state of requiring twice the current minimum lot size in that zone (20,000) square feet, for a flag lot on that parcel down to just an additional 20,000 square feet.
- Allowing accessory structures other than pre-1967 structures to be converted into housing (converted dwellings).
- Revisiting the “m” clause in the zoning that puts a difficult density minimum on new town houses, apartments, and subdividable dwellings, by stating that housing in these structures *shall not exceed one dwelling unit per 6,000 sq. ft. of the remaining lot area, or the entire area in the case where there are no existing dwelling units.*
- Reducing the minimum area for lots in the RG zone from the current level of 12000 square feet to 10,000 square feet and reducing the frontage requirements from 100 down to 70 feet. Many of the currently built lots in this area are actually closer to this new suggested dimension rather than the zoned dimensions, and infill along these lines would not detract from the existing character and pattern of the street.
- Allowing apartments in the RN zoning district.

### SUMMARY - AMHERST CENTER

Our vision takes advantage of several different methods of accommodating infill while still respecting the overall layout of the street patterns and existing and proposed trails. In just this small section of the town center boundary, we have found ways to accommodate 40 more dwelling units. Granted, a large number of these units would fit into the large undeveloped parcel in the northwest of the focus area, which we suggested to be developed as a cluster. However, if the Town wants to protect scenic viewsheds and prime habitat, it must accept housing on prime parcels within the town center boundary.

## SOUTH AMHERST VILLAGE OVERVIEW

South Amherst Village center, in this study, is the intersection of West Street (Route 116) and Pomeroy Street (Figure 2.12). The goal's are similar to those of the other village study areas and consists of determining the boundary line for the village, exploring the impact of potential development, identifying areas for development within and outside the village, determining the natural and pedestrian corridors within the village, and proposing recommendations.

### Existing Conditions and Site Assessment

#### The South Amherst Village

- The South Amherst Common is not included within the study area because it is part of a historical district and is considered by the Town to be inappropriate for receiving new multi-use development.



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- There is not a traffic signal at the intersection making it difficult to cross or turn onto West Street from Pomeroy
- Currently, there is some commercial strip development
- The center is zoned business village commercial and there is some new development that has taken advantage of this zoning
- The area lacks a center, is a crossroads, and lacks walk-ability
- There is approximately 213 acres within the Village boundary identified as developable by AGI, however, due to zoning restrictions and parcel configuration the number is slightly less than this



Figure 2.12 Looking South at the intersection of West Street (Rte. 116) and Pomeroy Street

### **The Boundary**

The boundary for the South Amherst Village was determined through analysis of several GIS maps. The key elements of these maps are; landmarks unique to the area, pedestrian walk-ability, rivers and streams, topography, agricultural land, protected lands, population centers, developed lands, and undeveloped lands.

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### Landmarks (Figure 2.13)

A ½ mile north of the village center lies the Crocker Farm School. It is on the east side of West Street and is ½ mile south of the Mill Lane intersection with West Street. To the west of the village center is the Hickory Ridge Country Club which is a large area of land. The Country Club property lies almost entirely within the Flood Plain Conservation (FPC) zoning overlay district and the Fort River runs through the property. The Country Club would normally not be considered protected land but due to the FPC it is considered restricted for development. Atkins Corner which was the site of a previous study (Dodson Associates 2002), the Yiddish Book Center, and the Hampshire College campus all lie approximately one and half miles to the south of the village. Also south of the village is The Holyoke Range which is an ever present landmark. On the east, the K.C. trail runs through the village crossing Potwine Street near Plum Brook and follows the brook until the back of the fields of the Crocker Farm School where it finally meets up with Shays Road. Also to the east, ¾ of a mile from the village center is the South Amherst Common and historical district.

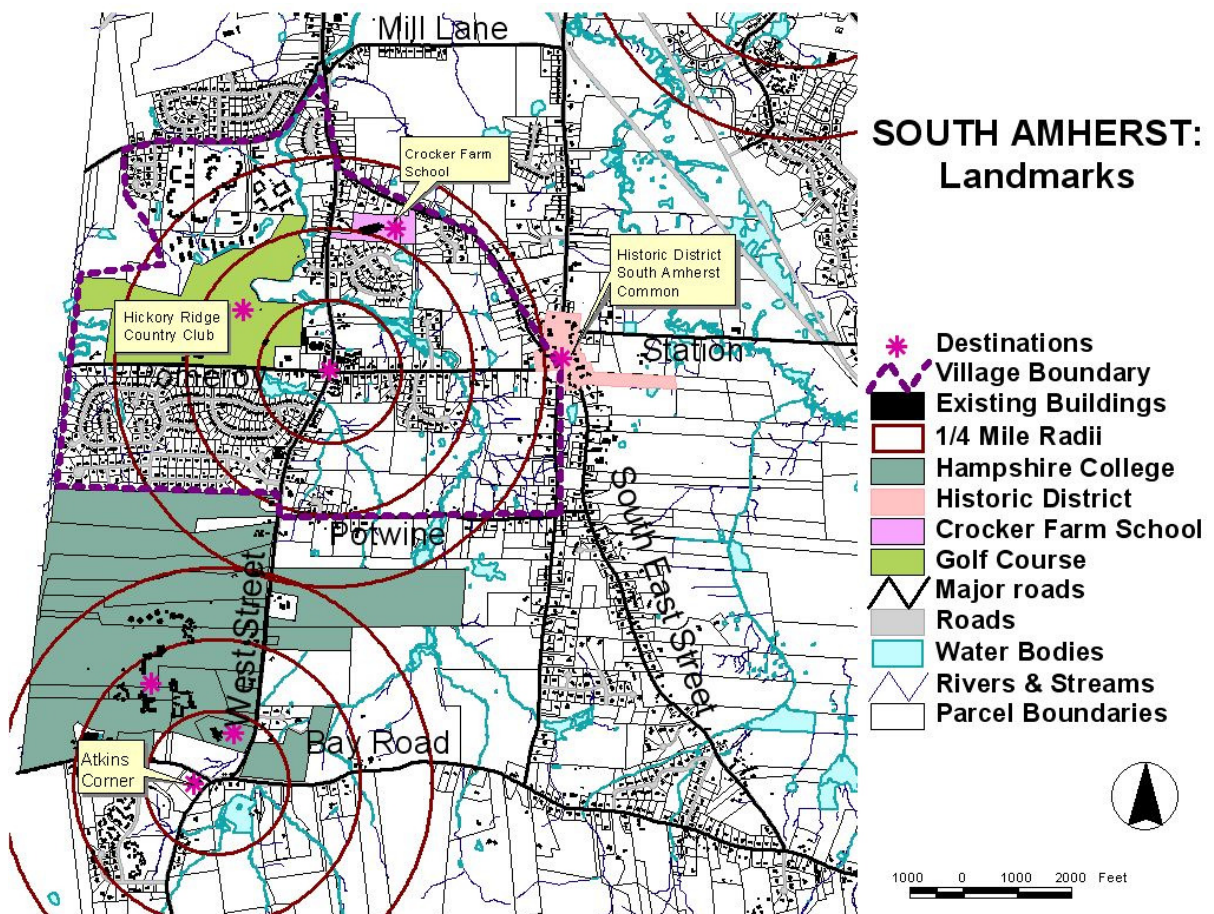


Figure 2.13: South Amherst Landmarks, Village boundaries, and walk-ability



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### Topography and Hydrology (Figure 2.14)

There is a ridgeline that runs north to south from Mt. Castor to Mt. Pollux and the village center is in a lowly sloped area west of this ridgeline. The Fort River, Hop Brook, Plum Brook, Muddy Brook, and their accompanying wetlands all run through South Amherst and the village boundary however the waterways are too dynamic to be useful as a static boundary line.

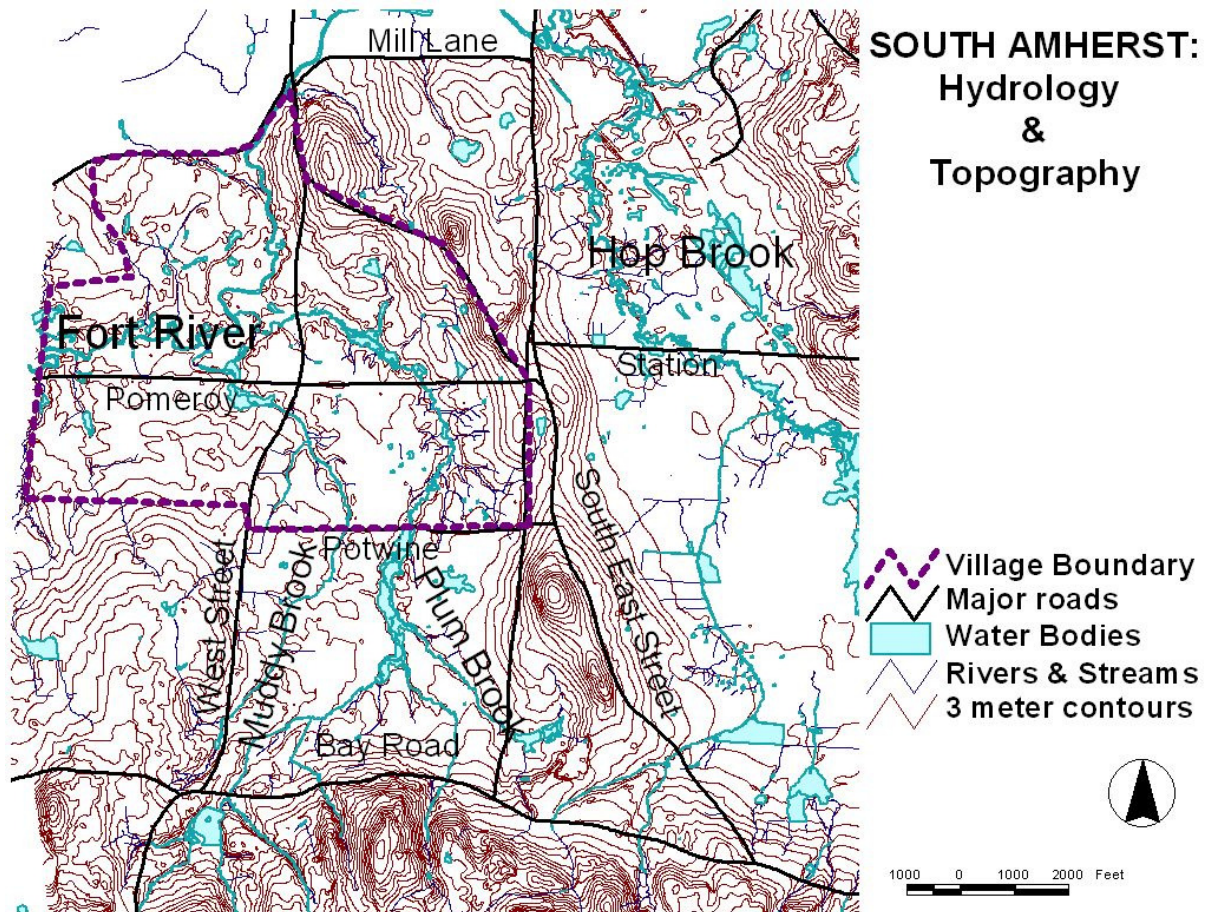


Figure 2.14 Ridgeline and waterways with influence on the village boundary in South Amherst



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### Agricultural Land (Figure 2.15)

The boundary is surrounded by large tracts of farmland currently in or proposed for Agricultural Protection Restrictions (APR). There are some smaller unconnected parcels within the village boundary and one parcel is very close to the center intersection which is being considered for the APR program. The surrounding cleared farmland offers unobstructed views to the Holyoke Range to the south and the Pelham Hills to the east

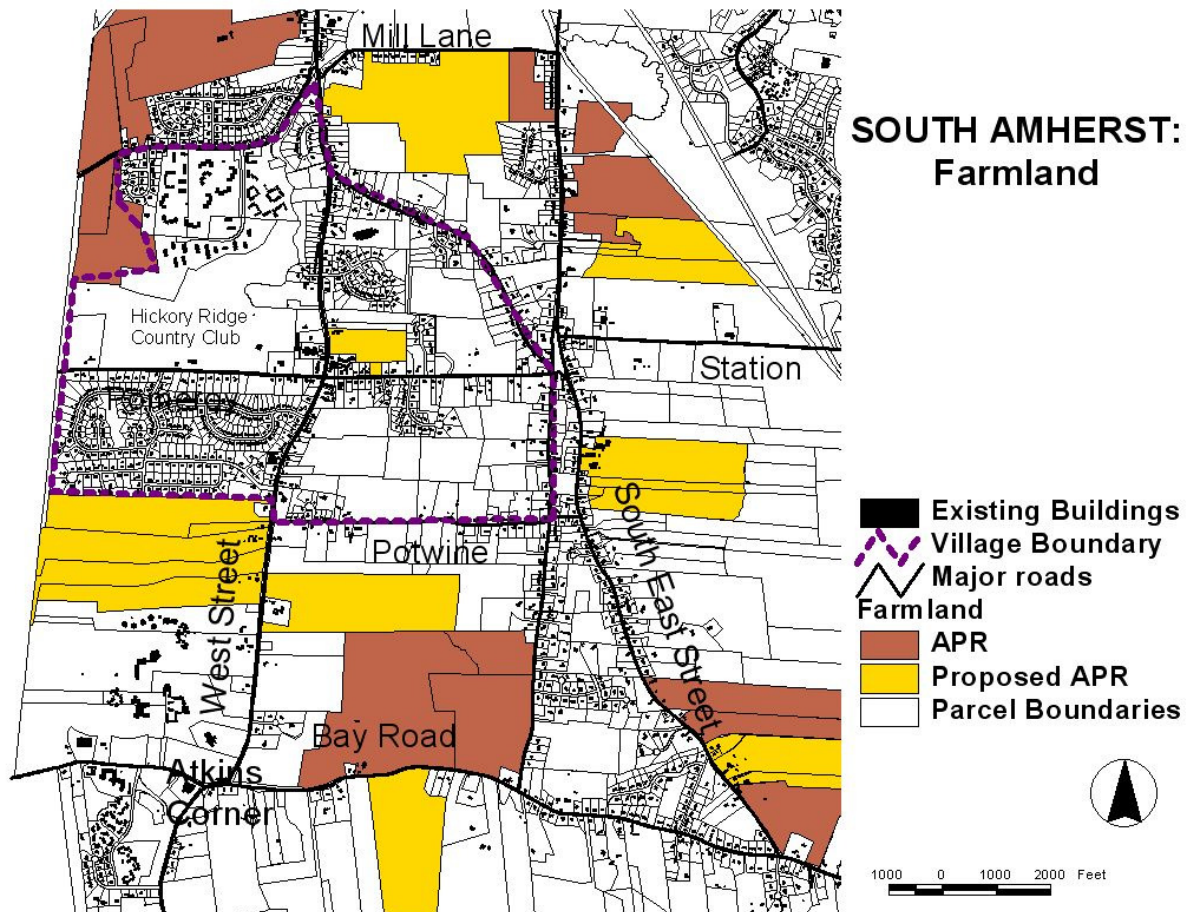


Figure 2.15 Agricultural lands under APR protection and proposed for APR protection

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Existing Open Space and Developable Lands see (Figure 2.16)

The majority of open space in South Amherst exists outside and surrounds the village boundary. The open space inside the village boundary is of four types; existing recreation, conservation & watershed, conservation restriction, and private golf course. The existing recreation is found at the Crocker Farm School. Conservation & watershed properties are found along the Fort River and Plum Brook. There is one parcel with a conservation restriction also found along the Fort River. The Hickory Ridge Country Club, as stated earlier, is a large parcel starting just west of the village intersection and runs west to the Town line. The protected land running along Plum Brook beginning at Potwine and heading north to the Crocker Farm School creates a natural and pedestrian corridor. This corridor is a natural divider between the village at the intersection of West Street and Pomeroy and the historic South Amherst village center at Pomeroy and South-east Street. A stronger pedestrian connection from the large multi-family development (the Boulder's) in the north-west corner of the village across the Fort River to the village center is absent and should be considered.

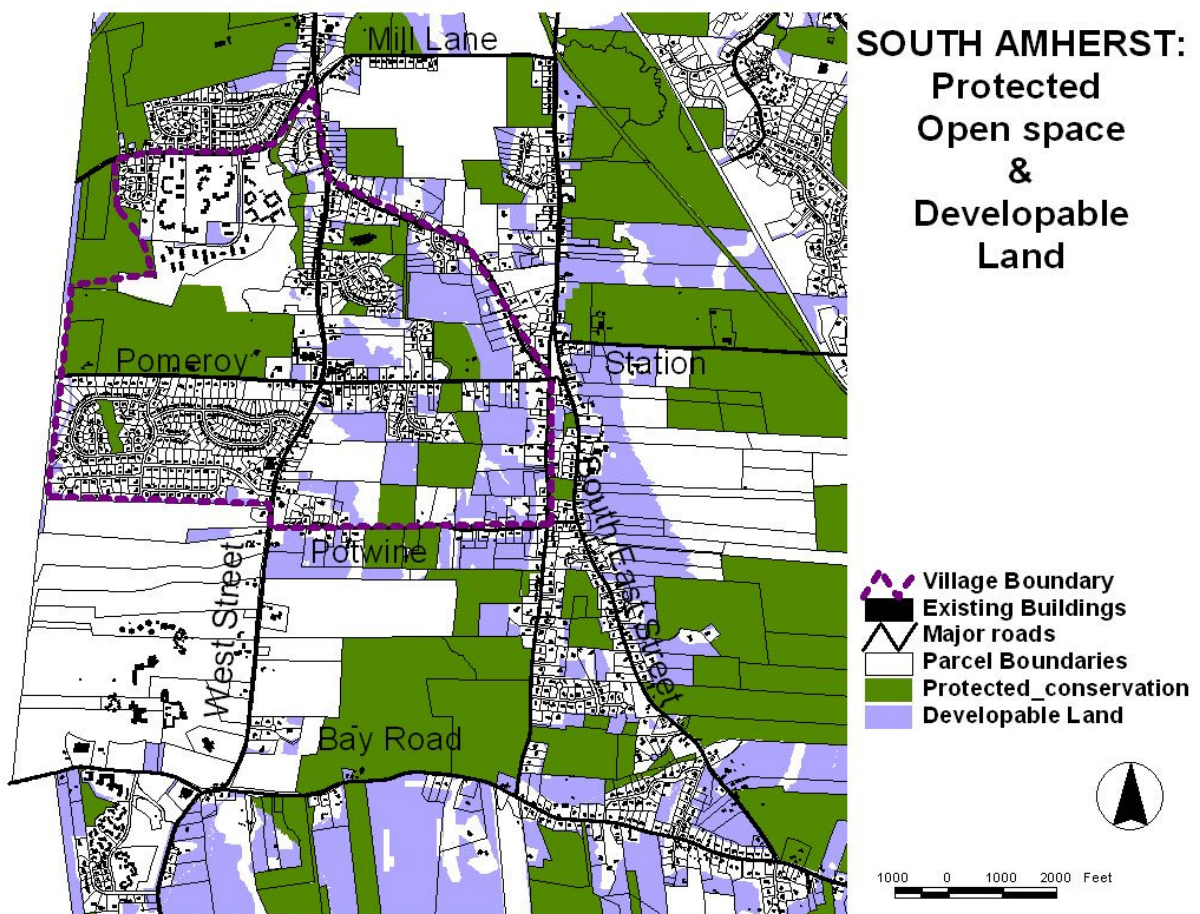


Figure 2.16 Protected open space and developable lands outside and inside the village boundary

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### Development Impacts

There are four potential development impacts to be considered in South Amherst. Development can block and destroy scenic views across open agricultural and developable land. It can eliminate the connectivity of green spaces and corridors. Development on agricultural land can permanently remove primary agricultural soils resulting in the loss of potential productivity. Lastly, the in-efficient use of developable land is often the result of traditional subdivision development. These development impacts can be reduced by concentrating development within the village boundary and will be discussed further in chapter 5.

### Areas for Development Within and Outside the Village (Figure 2.17 & 2.18)

The number of single dwelling units that could potentially be built on current developable land was determined by taking the square feet of the parcel multiplied by 80% development factor and then divided by the square feet required by zoning. The result was rounded up or down to the nearest whole number. Parcels that resulted in zero units were not considered for development. It was determined, using this methodology, that 155 single dwelling units could be built on developable land found within the village boundary.

The number of single dwelling units outside the boundary but falling within proposed priority protected land was determined by first overlaying the developable land layer with the studios proposed priority protection layer. Then the developable parcels within the proposed priority protection were considered and put through the same methodology as those parcels within the village boundary as stated above. It was determined that 235 single dwelling units could be built within the developable land outside the village boundary and falling within the proposed priority protection parcels in South Amherst.

Lastly, the remaining developable parcels outside of the village boundary within South Amherst were put through the same methodology. This resulted in 522 single dwelling units that could be built outside of the village boundary and not considered for proposed priority protection in South Amherst. Under current zoning, 912 single dwelling units on developable land are possible within South Amherst.

Number of Single Dwelling Units (SDU)			
Inside Village Boundary	Inside Proposed Priority Protection	Inside South Amherst not in Village Boundary & not in Proposed Priority Protection	Total # of SDU's
155	235	522	912

Figure 2.17 The potential number of Single Dwelling Units (SDU) in South Amherst on developable land

There are two key questions that need to be asked. The first is; if the Town purchases all the land that is proposed for priority protection then how do we “make up” for the development that would be lost? The second question is; once all the currently



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developable land is developed or the Town is “built out” then where will additional growth occur?

To answer the first question, the development that would be lost through purchase or restriction of land that is proposed for priority protection could be taken up within the village boundary. To do this, it was assumed that one third of the 235 SDU would be accommodated within the Atkins Village boundary. The Atkins Corner Plan (Dodson Associates 2002, p. 24) proposed increasing the potential SDU to 75 dwelling units. This would leave 160 SDU for the village boundary which can currently hold 155 SDU. Accounting for a margin of error, the amount removed from development could be provided for within the village without making any changes to current zoning.

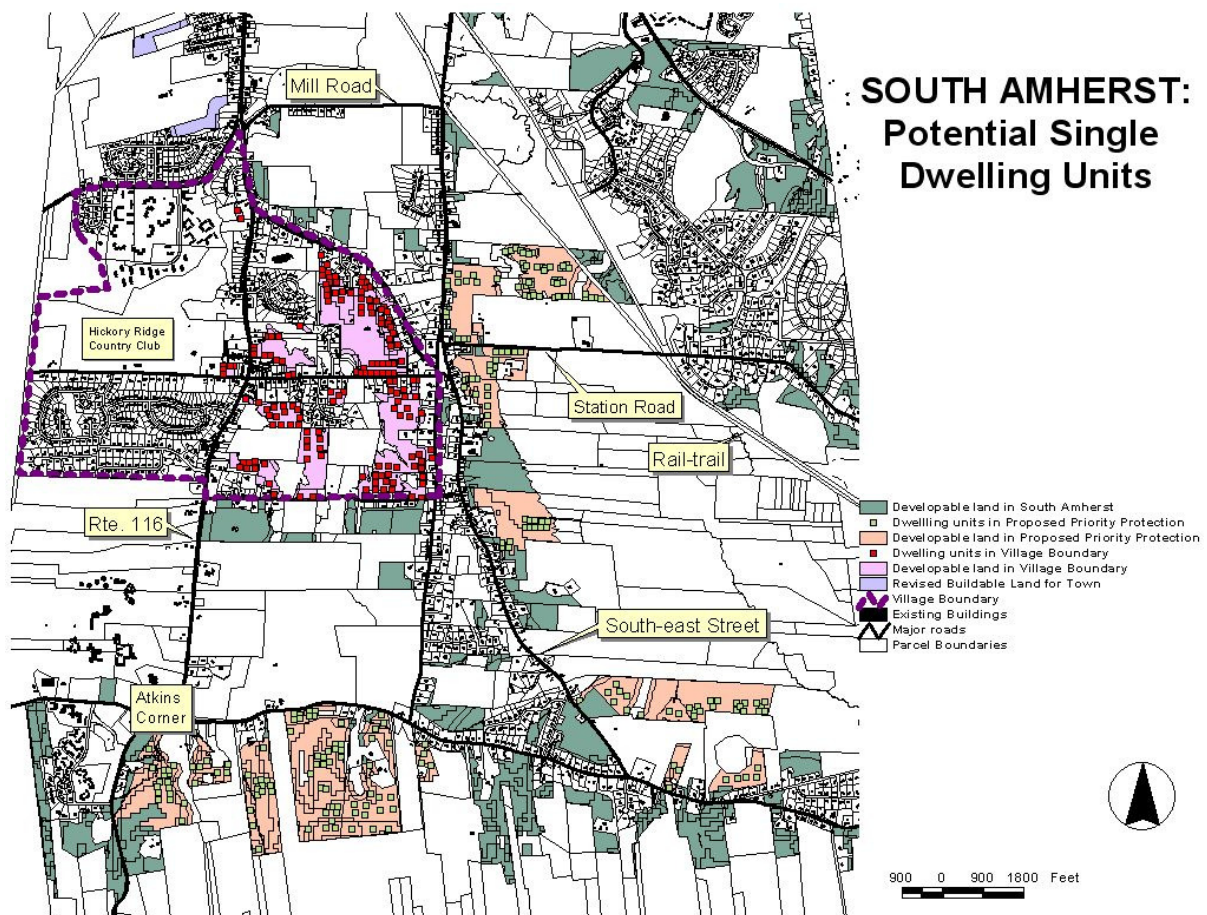


Figure 2.18 Number of single dwelling units (SDU) inside village boundary, number of SDU outside the village boundary within proposed priority protection, and developable land outside village boundary in South Amherst

The second question is a more difficult question to answer. Where will the needed additional growth occur after the existing developable land is used up? Within the village boundary of South Amherst there is room for infill development. Along the western

## II. DEFINING VILLAGE BOUNDARIES

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side of the village boundary there is a large traditional style subdivision. This area is a prime location to receive and benefit from the infill recommendations made for North and Central Amherst. There is a smaller neighborhood around the Crocker Farm School that could also receive some infill. Outside of the village, conservation subdivisions would allow for a higher density of SDU as well as some multi-family units. This would allow for more growth within the currently developable lands do to the more efficient use of the land that conservation subdivision design offers.

### Recommendations

- Purchase or restrict development of the proposed priority protection parcels identified
- Concentrate growth within the village boundary using infill within the village and conservation subdivision outside of the boundary
- Encourage affordable housing through infill and density bonuses both within and outside the village

### Implementation

Implementation of the recommendations made can be accomplished through the changes to zoning and proposed overlay districts discussed in chapter 5.

### SUMMARY – SOUTH AMHERST

The South Amherst village center found at the intersection of West Street and Pomeroy Street can accommodate development that would be lost to the increased protection of open space within South Amherst. Through the use of infill strategies and the more efficient use of developable land outside of the village, Amherst can concentrate its development within its village centers and still meet its overall growth needs.

### CONCLUSION

Logical boundaries were identified for three of the villages identified in the Build-out Study completed by Applied Geographics in 2002. Each group was tasked with determining a logical boundary, analyzing the potential for growth within the boundary, making recommendations to reach Build-out Study population goals, and identifying significant habitat and pedestrian corridors within their study area (Figure 2.1). With the identification of the boundaries, determining the amount of development that they could concentrate within them was achieved. This will allow for increased protection of open space throughout the Town as well as meeting the future growth needs of Amherst.

## II. DEFINING VILLAGE BOUNDARIES

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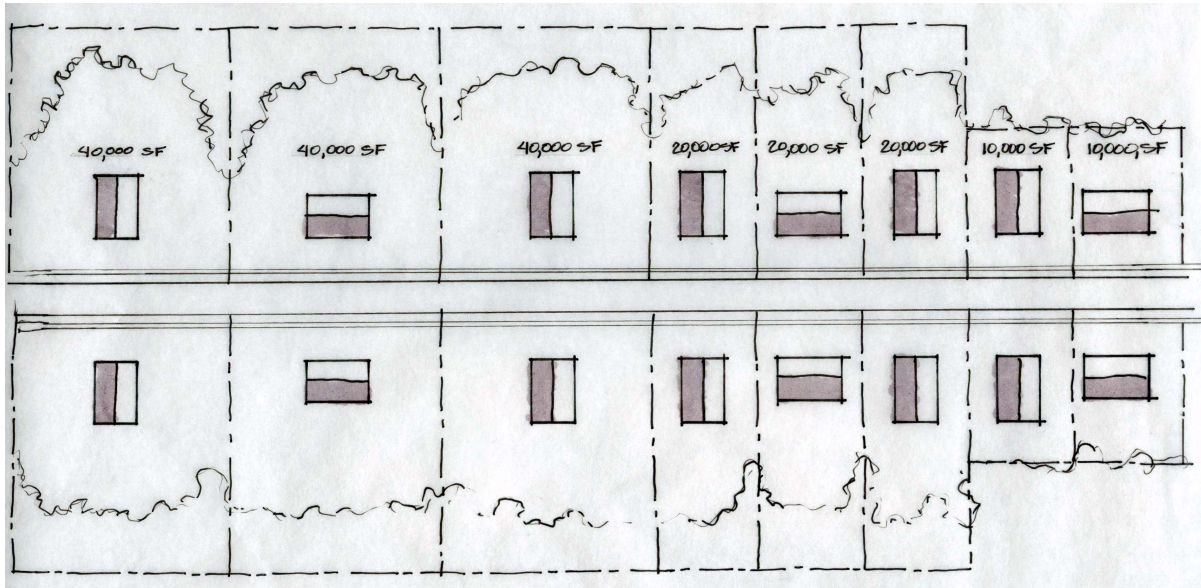
### References

Dodson Associates, Ltd. Landscape Architects & Planners. 2002. A Workbook of Design Options for Sustainable Development: Atkins Corner Plan.



## II. DEFINING VILLAGE BOUNDARIES

### Appendix 1: Graphic Representation of Lot Size



40,000 sf

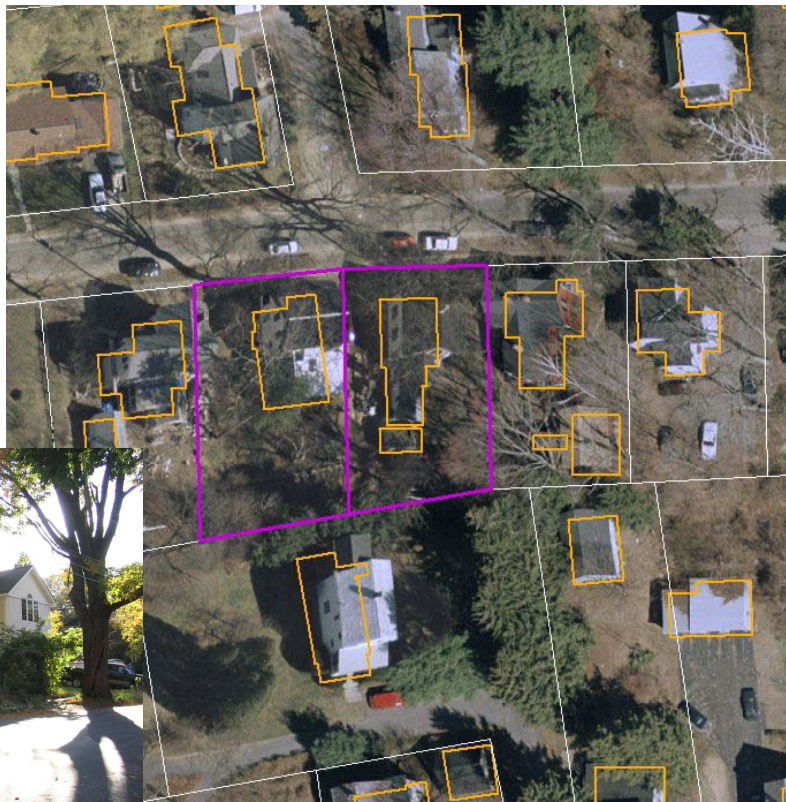
20,000 sf

10,000 sf

**Lot Size:**

$\frac{1}{4}$  acre

10,890 sq. ft.



McClellan Street: 6 – 7,000 sq. ft. lots

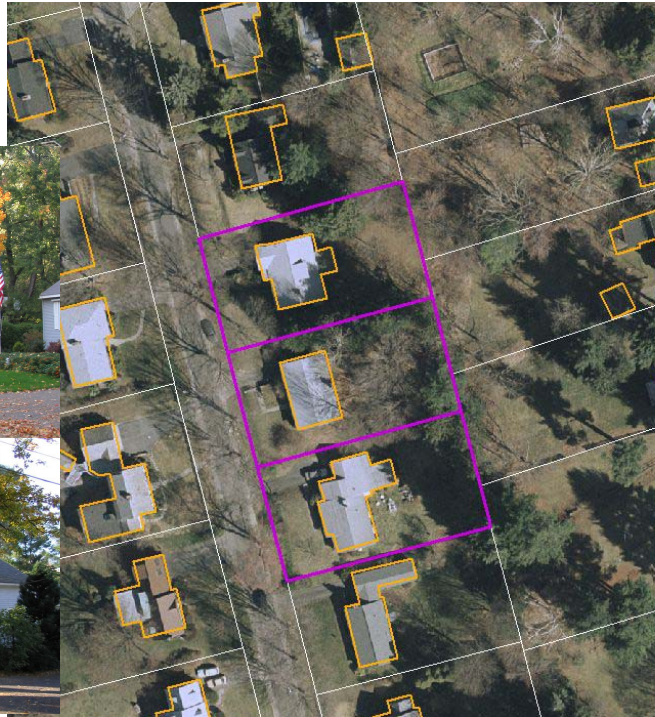


## II. DEFINING VILLAGE BOUNDARIES

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### Lot Size:

$\frac{1}{4}$  acre  
10,890 sq. ft.



Blue Hills Road: 11 – 12,000 sq. ft. lots

### Lot Size:

$\frac{1}{2}$  acre  
21,780 sq. ft.



Beston Street: 16 – 17,000 sq. ft. lots



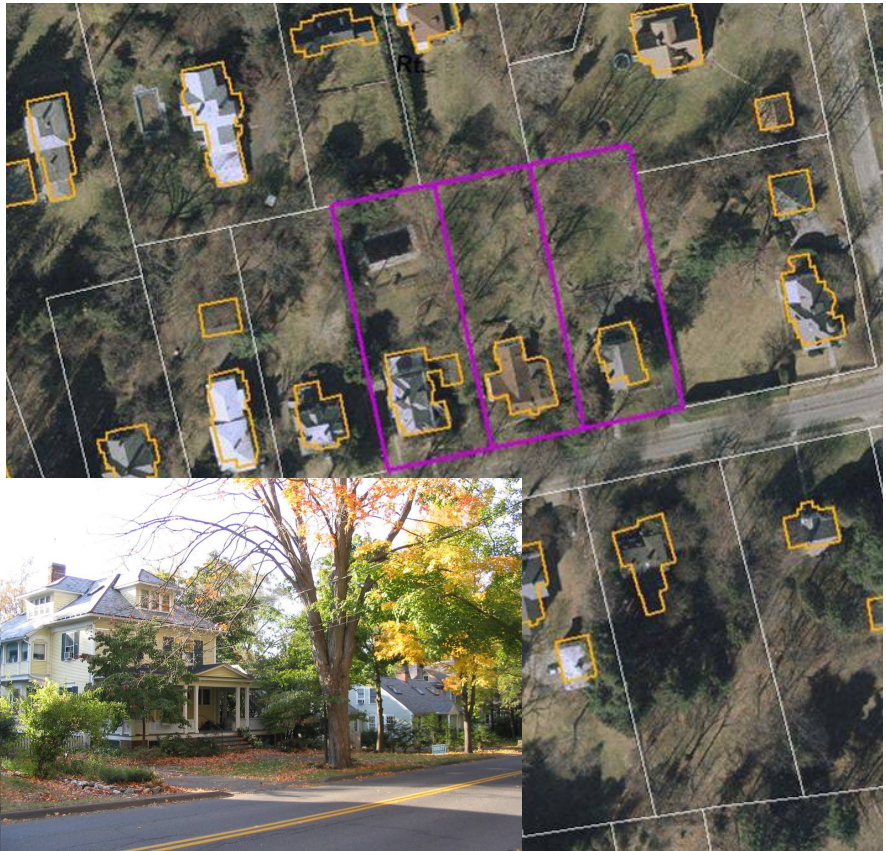
## II. DEFINING VILLAGE BOUNDARIES

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Lot Size:

$\frac{1}{2}$  acre

21,780 sq. ft.



Lincoln Street: 20 – 25,000 sq. ft. lots



## II. DEFINING VILLAGE BOUNDARIES

### Appendix 2: RG and RN infill calculations for Town Center

#### Possible units in RG (no build)

<i>Parcel Size</i>	<i>total area (sq feet)</i>	<i># parcels</i>	<i>Multiplier</i>	<i>resultant</i>
<i>12K to 24K</i>	<i>419245</i>	<i>27</i>	<i>1</i>	<i>27</i>
<i>24K to 36K</i>	<i>194449</i>	<i>7</i>	<i>1.2</i>	<i>10.5</i>
<i>36K to 48K</i>	<i>0</i>	<i>0</i>	<i>2</i>	<i>0</i>
<i>48K +</i>	<i>844583</i>	<i>10</i>	<i>2.5</i>	<i>25</i>
<i>Total</i>	<i>1458277</i>	<i>44</i>		<i>62.5</i>
<i>Total units (area divided by 12000)</i>	<i>121.5</i>			

#### Possible Units in RG (build)

<i>Parcel Size</i>	<i>total area (sq feet)</i>	<i># of parcels</i>	<i>Mult</i>	<i>Resultant (units)</i>
<i>12K to 24K</i>	<i>6,152,354</i>	<i>367.</i>	<i>0</i>	<i>0</i>
<i>24K to 36K</i>	<i>2,886,581</i>	<i>98</i>	<i>1</i>	<i>98</i>
<i>36K to 48K</i>	<i>1,958,035</i>	<i>49.</i>	<i>1.5</i>	<i>73.5</i>
<i>48K +</i>	<i>3,931,401</i>	<i>45</i>	<i>2</i>	<i>90</i>
<i>Total</i>	<i>14,928,374</i>	<i>559</i>		<i>261.5</i>
<i>Total area left after one building's worth of are is subtracted</i>	<i>9,420,374 (divided by 12000 = 785 units)</i>			

## II. DEFINING VILLAGE BOUNDARIES

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### Possible Units All Zones

<i><b>Zoning Type</b></i>	<i><b>Calc. Method</b></i>	<i><b>Total possible future units</b></i>
<i><b>RG</b></i>	<i><b>Area</b></i>	<i><b>906.6</b></i>
<i><b>RG</b></i>	<i><b>Multiplier</b></i>	<i><b>324</b></i>
<i><b>RN</b></i>	<i><b>Area</b></i>	<i><b>1149</b></i>
<i><b>RN</b></i>	<i><b>Multiplier</b></i>	<i><b>231</b></i>